

**MINUTES OF THE ANNUAL MEETING OF THE  
EDINA HERITAGE PRESERVATION BOARD  
TUESDAY, MARCH 13, 2007, AT 7:00 P.M.  
EDINA CITY HALL – COMMUNITY ROOM  
4801 WEST 50<sup>TH</sup> STREET**

**MEMBERS PRESENT:** Chairman Bob Kojetin, Chris Rofidal, Karen Ferrara, Nancy Scherer, Lou Blemaster, Connie Fukuda, Jean Rehkamp Larson, and Sara Rubin

**MEMBERS ABSENT:** Laura Benson

**STAFF PRESENT:** Joyce Repya, Associate Planner

**OTHERS PRESENT:** Robert Vogel, Preservation Consultant  
Tim Webb, 4605 Wooddale Avenue  
Ed & Marie Jackson, 4604 Drexel Avenue

**Introduction of New Members:** Chairman Bob Kojetin welcomed the newest members to the Heritage Preservation Board, Connie Fukuda and Jean Rehkamp Larson. The Board members introduced themselves and shared how pleased they were to have Connie and Jean as their newest members.

**I. ELECTION OF OFFICERS:**

Planner Repya called for nominations to the office of Chairman of the Heritage Preservation Board.

Member Blemaster moved to reappoint Bob Kojetin to the office of Chairman. Member Scherer seconded the motion. No other nominations were presented. The vote was taken. All voted aye for Bob Kojetin to continue serving as Chairman of the Board. The motion carried.

Chairman Kojetin called for nominations to the office of Vice Chairman of the Heritage Preservation Board.

Member Blemaster moved to nominate Chris Rofidal to the office of Vice Chairman. Member Kojetin seconded the motion. No other nominations were presented. All voted aye for Chris Rofidal to serve as Vice Chairman of the Board. The motion carried.

**II. APPROVAL OF THE MINUTES: February 13, 2007**

Member Ferrara moved approval of the Minutes from the February 13, 2007 meeting. Member Rofidal seconded the motion. All voted aye. The motion carried.

**III. CERTIFICATE OF APPROPRIATENESS:**

1. H-07-1      4605 Wooddale Avenue  
New Detached Garage

Planner Repya explained that the subject property is located on the east side of the 4600 block of Wooddale Avenue. The existing home is identified as an American Colonial Revival style constructed in 1931. A 2-car detached garage is located in the northeast corner of the lot, accessed by a driveway running along the north property line.

The subject request involves demolishing the existing 426 square foot detached garage which was increased from a 1-car to a 2-car structure in 1948, and building a new, detached garage in its place. The plan illustrates the new structure will maintain a 5.1 foot side yard setback from the north and a 4.5 foot rear yard setback from the east; a minimum 3 foot setback is required. A new curb cut is not required since the existing driveway will provide access to the proposed garage.

Ms. Repya pointed out that the new 2 stall detached garage is proposed to be 24'x 24' or 576 square feet in area. The design of the structure is proposed to compliment the architectural style of the home which is currently undergoing an addition and exterior remodel. James Hardi Shingle siding is proposed for the walls and GAF Timberline shingles are proposed for the roof. The height of the proposed garage is shown to be 20 feet at the highest peak, 14.6 feet at the mid-point of the gable, and 9.3 feet at the eave line. The lot coverage for the property with the proposed garage and the ongoing addition will be 2,315 square feet in area or 24.4%; the maximum allowed by code is 25% or 2,371.5 square feet.

The proponent has provided information regarding characteristics of garages adjacent to the subject property. The data indicates that the proposed garage is taller than the surrounding structures, however, appears to be within the range of new garages previously approved by the Board.

Ms. Repya explained that Robert Vogel reviewed the proposed plans and observed that the dimensions are right down the middle, with new garages reviewed in the district, noting that the abbreviated cornice returns on the gable-ends were a very nice touch. The only problem he identified was with the east and north elevations which face away from the house. The proposed wood

shingle siding gives the structure some character and does, indeed, match the finishes on the house. However, the guidelines for garages recommend avoiding undecorated expanses of wall surface longer than 16 ft.

Mr. Vogel explained that if the plan proposed a 24x24 ft. garage with stucco or horizontal lap siding, adding some kind of architectural feature (such as a window or molding) to break up the "blank" wall would be preferable, however, in this case, the proposed shingles will add texture to an otherwise flat surface; the shadow effect of the shingles should also add a bit of visual interest. To soften the expanse of undecorated walls on the north and east elevations, the addition of some vegetative landscaping (shrubbery) could help further soften the view from adjacent properties

Planner Repya concluded that the plans provided with subject request clearly illustrate the scale and scope of the project relative to the principle home. Furthermore, the information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club Plan of Treatment, thus approval of the Certificate of Appropriateness for the new garage is recommended subject to the plans presented.

#### **Board Member Comments:**

Member Rofidal observed that since massing has been such a huge issue in the city, the proposed 576 square foot garage concerns him since it would be larger and taller than the surrounding garages.

Member Scherer shared Rofidal's concerns, adding that the lack of detail on the east and north elevations also appears to be an issue, in light of the fact that the guidelines for garages indicates that undecorated walls longer than 16 feet should be discouraged whenever possible. Ms. Scherer pointed out that the north elevation was less of a concern due to the expanse of roof and adjacent fence which provide a visual break. However, she opined that a window on the gable end would address the guidelines on the east elevation.

Member Fukuda agreed with Members Rofidal and Scherer, pointing out that it appears that something is missing on the east elevation.

Member Ferrara stated that she disagreed with the contention that the shake siding provides enough texture and shadows to break up the blank wall – observing that to be a subjective statement. She added that if the guidelines state that undecorated walls longer than 16 feet should be discouraged, then it shouldn't matter whether the walls are clad with stucco, shake siding or clap board siding. It is the Board's responsibility to be consistent with decisions.

Member Rehkamp Larson noted that she did not believe the 24' x 24' garage was an excessively large 2 car garage – it allows for the parking of two vehicles and some storage space. Addressing the height of the garage, Ms. Rehkamp Larson noted that while lowering the proposed pitch of the garage could be more compatible with the neighboring garages; the proposed 8/12 pitch does match the pitch of the house which is also commendable.

Member Blemaster observed that it is the job of the Heritage Preservation Board to ensure that new construction in the district is pleasing. She added that while it is important to ensure that the garage is compatible with the neighboring garages, it is also important that the garage is compatible with the architectural style of the home.

**Homeowner Comments:**

Mr. Tim Webb explained that he purchased the home last summer and discovered that both the home and garage had received little attention over the years. The garage was in particularly bad shape. He expressed his delight at living in the Country Club District, as well as his desire for the proposed work to comply with the district requirements.

**Neighbor Comments:**

Ed and Marie Jackson, 4604 Drexel Avenue explained that they live east of the proposed garage and are pleased that the existing run-down garage will be replaced. They stated that the proposed garage looks like a vast improvement, and asked if the Webb's were proposing a fence or landscaping. Mr. Webb indicated that he would be happy to work with the neighbors, and would consider a fence and/or landscaping.

**Decision:**

Member Blemaster moved to approve the Certificate of Appropriateness for the new detached garage in the rear yard subject to the plans presented and the condition that a window be added to the east elevation. Member Ferrara seconded the motion.

Members Rofidal and Scherer expressed their continued concern regarding the height of the garage, noting that massing of new structures needs to be considered.

Members Kojetin, Fukuda, Rehakamp Larson, Rubin, Ferrara, and Blemaster voted aye. Members Rofidal and Scherer voted nay. The motion carried.

**IV. COUNTRY CLUB DISTRICT – RE-SURVEY PROGRESS REPORT:**

Consultant Vogel reported that during the month of February he continued with background research concentrating on the district's development and assembling

all of the pertinent plans and documents. Historic preservation work and planning done for public works and utilities projects was incorporated into the re-survey.

Work has also continued with assessing the reliability of the information contained in the 1979 and 1980 survey and National Register nomination.

Vogel pointed out that the city's public works department has provided plans and data relating to the proposed utilities work in the district. Hopefully, these data can be used to determine the current extent of lot coverage and average driveway width. Because the district is so large, it may be cost-effective to conduct a sample survey of selected blocks or streets that are likely to be representative of the entire district.

Looking ahead, Vogel pointed out that in March, with the help of the HPB, he would continue to assemble and analyze graphic material (maps, plans, and photographs) which can provide information that corroborates or clarifies the data on historic houses that is currently on file. Property tax assessment records, including assessor photographs and sketch plans, will be used to document changes which have occurred at individual houses over time. The U.S. Department of Agriculture and other government agencies have been taking aerial photos of Hennepin County, including the Country Club District, since 1938 (the area has been re-photographed every 2-5 years since the 1940's) and these records should be extremely useful in illustrating changes in the built environment.

Discussion ensued among the Board regarding ways they could be involved with the survey activities. All agreed that it would be a good idea to set up several work sessions when they could assist with the survey data. It was decided that several evening and a weekend sessions would probably work best with varying schedules. Planner Repya agreed to email the Board a selection of several dates and times to choose from before the next meeting.

## **V. UPDATE BYLAWS AND RULES OF PROCEDURES:**

Planner Repya explained that at the annual meeting, the Board is required to review the Bylaws and Rules of Procedures to ensure that they accurately reflect the Board's activities. Ms. Repya pointed out that under the "Procedures", Section E. 1. "Annual Meeting" it indicates that the annual meeting will occur in January of each year. It has been the practice of the Board to hold the annual meeting in March, after the new board appointments have been made. This section should be amended to reflect that the annual meeting is held "each March".

The Board agreed that March should be designated as the month for the annual meeting. A discussion ensued regarding other changes that should be made and the following were agreed upon:

- A.2. Section 850.20 of the City Code should be added
- D.1. The number of members on the Board should be changed from seven (7) to nine (9).
- E.1. The annual meeting should be changed from January to March.
- E.5. The number required for a quorum should be defined as five (5).
- E.10. The steps for landmark designations should be expanded to include review by the Planning Commission and Public Hearing by the City Council.
- E.11. The use of the term Certificates of Appropriateness should replace reference to city permits.
- E.13. Add – Meetings shall be held in full compliance with the Minnesota Open Meeting Law.

## **VI. 2007 GOALS AND OBJECTIVES:**

Planner Repya explained that at the annual meeting, the goals and objectives for the coming year are established. As a starting point the Board reviewed the 2006 Goals and Objectives to determine those which were accomplished, and those which should be carried forward into 2007.

### 2006 Goals and Objectives:

- Complete the comprehensive heritage preservation plan.
- Initiate a city-wide survey of significant properties associated with the heritage of Edina women.
- Work with the Minnehaha Creek Watershed District and others to develop long-range plans for preservation and heritage interpretation at the Edina Mill and Mill Pond sites.
- Increase efforts to provide city officials with information, education and training in heritage preservation.
- Work with Public Works, Parks and other city departments to ensure that historic properties are taken into account in planning for city infrastructure maintenance and improvements.
- Increase public education and outreach efforts.

Following a brief discussion, the Board agreed that the heritage preservation plan had been completed thus could be deleted from the 2007 activities. The remaining activities were ongoing and could remain on the list. The Board then agreed to add the following activities to complete the 2007 list:

- \* Re-survey the Country Club District

- \* Re-evaluate the design guidelines for the Country Club District's Plan of Treatment
- \* Create a field session (tour) for the 2007 National Trust Convention (If our proposal is accepted.)

**VII. 2007 PRESERVATION AWARD: Appoint Subcommittee:**

Planner Repya explained that because May is "Preservation Month", the 2007 Heritage Award is scheduled to be announced at the May 15<sup>th</sup> City Council meeting. Requests for nominations will be published in the spring issue of "About Town" as well as in the Edina Sun Current.

In 2006 no qualifying nominations were received thus there was not a recipient. The Board expressed their hope that several nominations will be submitted from which to choose. Consultant Vogel advised that Board that they should be looking for qualifying projects and submit the nominations; pointing out that the nomination for the last recipient, the Edina Theater was submitted by Ann Swenson when she was a member of the Board.

Discussion ensued regarding several potential properties. Planner Repya agreed to email board members the nomination form to have on hand in case they run across a possible submittal.

**VIII. OTHER BUSINESS:**

Chairman Kojetin suggested that a line item be added to the agenda for "Correspondence" which would provide a time to discuss any correspondence or articles provided for the Board's review. All agreed that would be a good idea.

**IX. CONCERN OF RESIDENTS:** None

**X. NEXT MEETING DATE:** April 10, 2007

**XI. ADJOURNMENT** 10:00 p.m.

**Respectfully submitted,**

*Joyce Repya*

Minutes – March 13, 2007  
Edina Heritage Preservation Board